

TITLE TO REAL ESTATE - INDIVIDUAL FORM

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C S C  
Mitchell & Ariail, Greenville, S.C.

312 Wilton Street  
Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1:22 PM '81  
W. B. SLEY

1148 56

KNOW ALL MEN BY THESE PRESENTS, that East Avondale Street Investment Company, a South Carolina General Partnership in consideration of One and no/100 (\$1.00) ----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Joe G. Thomason and Margaret A. Thomason, their heirs and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the southern side of Morningdale Drive and East Avondale Drive in the City of Greenville, Greenville County, South Carolina containing 0.743 acres as shown on a plat entitled PROPERTY OF JOE G. THOMASON AND MARGARET A. THOMASON made by Freeland & Associates dated April 29, 1981 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-0 at Page 79 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Avondale Drive, said iron pin being located 130 feet, more or less, in an easterly direction from the intersection of East Avondale Drive with North Main Street and running thence along the southern side of East Avondale Drive, S. 68-46 E. 39.52 feet to an iron pin at the intersection of East Avondale Drive and Morningdale Drive; thence with the southern side of Morningdale Drive, S. 51-39 E. 135.17 feet to an iron pin; thence S. 27-57 W. 212.39 feet to a point in or near the center of Richland Creek; thence with the center of Richland Creek as the line the traverse lines of which are as follows: N. 47-53 W. 75.45 feet to a point and N. 79-39 W. 54.70 feet to a point; thence N. 16-26 E. 234.96 feet to an iron pin on the southern side of East Avondale Drive, the point of beginning. 12 (519) 180-3-22.2 out of 180-3-22

The above property is a portion of the same property conveyed to the grantor by deed of Francis M. Hipp recorded March 4, 1981 in Deed Book 1143 at Page 626 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay City of Greenville and Greenville County property taxes for the tax year 1981 and subsequent years.

East Avondale Street Investment Company is a South Carolina General Partnership organized and existing under the laws of the State of South Carolina by written Agreement dated March 3, 1981 consisting of two partners, namely, -continued- together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs or successors and assigns against the grantor(s) and the grantor's(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 14th day of May 19 81 EAST AVONDALE STREET INVESTMENT COMPANY, A SOUTH CAROLINA GENERAL PARTNERSHIP (SEAL)

Signed, sealed and delivered in the presence of: *Jack H. Mitchell III* By *Philip Lewis Spruill, PARTNER (SEAL)* *Joe G. Thomason, PARTNER*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of May 19 81

*Linda V. Forester* (SEAL)  
Notary Public for South Carolina  
My commission expires: 3/26/89

*Jack H. Mitchell III*  
JACK H. MITCHELL, III

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY - PARTNERSHIP DEED

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)  
Notary Public for South Carolina  
My commission expires:

RECORDED this day of 19 at M. No.

0056

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